

**35/37 QUEEN STREET  
MORLEY  
LEEDS  
LS27 8EE**

**FOR SALE**

**MIXED USE PROPERTY MADE UP OF VACANT SHOP  
& WITH LUXURY FLAT OVER**



**OFFERED AS A WHOLE WITH FULL VACANT POSSESSION**

- BUSY LOCATION CLOSE TO MORLEY TOWN CENTRE
- STREET PARKING ADJACENT
- LOCK-UP SHOP SUITABLE FOR OWNER OCCUPATION OR LETTING
- VERY HIGH QUALITY TWO BED DUPLEX FLAT
- SUITABLE FOR AIR BNB

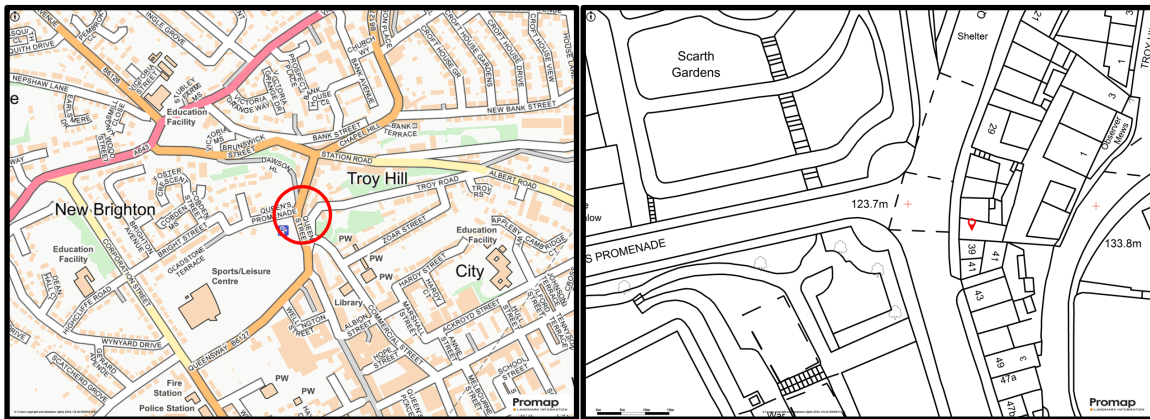


## LOCATION

The property is situated on the northern fringe of Morley town centre and some five miles south west of Leeds city centre. The main section of Queen Street and which lies adjacent to the town centre's Morrisons supermarket, is just to the south.

The subject forms part of a parade of shops and bars on the stretch of Queen Street leading out of the town to the north and towards Leeds.

The building is located on the eastern side of the road and can be identified by the Tapp Chartered Surveyors sign on the front elevation.



## DESCRIPTION

35/37 Queen Street is a through mid-terraced property of stone construction and sitting under a twin pitched roof covered with tiles.

The property has been divided to provide a refurbished self-contained shop and with a separate high quality flat over.

Internally the shop is predominantly open-plan and suited to either sales, office or hospitality use. Partitioned to one side is a WC and there is a large basement for storage.

Access to the flat is by a separate door in the front elevation with stairs leading up to the first floor. It offers at the lower level an open-plan kitchen / lounge area with a utility room and small external yard. To the second floor are two bedrooms and the bathroom. The flat is fitted out to a very high, contemporary style with parquet flooring and exposed brickwork.



## ACCOMMODATION

The property is divided to provide the following approximate areas:

DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
Ground floor retail	38.17	411
First and second floor flat	91.00	989
<b>TOTAL</b>	<b>129.17</b>	<b>1,400</b>

## RATING

The shop part of the property has not been assessed for Rating yet.

## EPCS

The shop and flat both have an EPC rating of E.

## TENURE & TERMS

Offers for the sale of the freehold of 35/37 Queen Street, Morley are invited in the region of £275,000.

## VIEWING AND FURTHER INFORMATION

For further information and to make arrangements to view, please contact **Tapp Chartered Surveyors** on **0113 243 0920**.

## SUBJECT TO CONTRACT

Details prepared July 2024

Internal flat pictures





**IMPORTANT NOTICE** (Misrepresentation Act 1967)

Tapp Chartered Surveyors and any other selling / letting agents of the property for themselves, the vendors / landlords of the property described herein give notice that:-

1. Prospective purchasers / tenants are strongly advised to check these particulars including any fixtures and fittings and any furniture, furnishings, plant, machinery and other chattels expressed to be included in the sale or lease by making an inspection of the property and ensuring such items expressed to be included in the sale are available and in working order.
2. Prospective purchasers / tenants should make all necessary enquiries with all relevant professional advisors and all other appropriate authorities regarding the suitability of these premises for the proposed use.
3. Prospective purchasers / tenants must satisfy themselves as to the correctness of these particulars. No warranty or undertaking is given as to the accuracy thereof.
4. In making an offer, prospective purchasers / tenants will be deemed to have made all necessary searches and enquiries.
5. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers / tenants to identify the property. The plans are digitally reproduced and therefore not to scale except where expressly stated.
6. No warranty or undertaking is given in respect of the repair or condition of the property or any items expressed to be included in the sale. Prospective purchasers / tenants are advised to consider the need for a structural survey and, if appropriate, an environmental survey of the property by a professionally qualified person.
7. These particulars are not intended to form any part of an offer for sale or lease or contract for sale or lease. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor / landlord are those contained and expressly referred to in the written contract for sale / lease between the vendor / landlord and the purchaser / tenant.
8. Any prices, rents or service charges quoted are exclusive of Value Added Tax unless otherwise stated.